

February 15, 2005

ZONING BOARD OF ADJUSTMENT REGULAR MEETING February 22, 2005

Conference Room – 7:15 PM
Council Chambers – 7:30 PM

1. Discussion and Decision

Variance

Block: 3604; Lot: 8

14 Shadowlawn Drive

Application No. 2004-12-V

Sylvia & Martin Heller

R-3 Zone

2. Variance

Block: 3901; Lot: 41

15 Edgemere Road

Application No. 2004-73-V

Keith & Michelle Lelia

R-4 Zone

The applicants propose to maintain an existing space, which had been illegally converted from an attached garage to living space. Violation of Section 16-84(i) One garage space required.

3. Variance

Block: 3603; Lot: 20

9 Tremont Terrace

Application No. 2004-85-V

Robert D. Towey

R-3 Zone

The applicant proposes to construct a 16' X 20' screened porch on a portion of an existing deck. Violations of Section 16-91(c)3 – Minimum aggregate side yard setback (30% of lot width or 60' required; 52' proposed; 8' variance requested) and Section 16-91(c)4 – Minimum rear yard setback (40' required; 27' proposed; 13' variance requested).

4. Variance

Block: 2101; Lot: 6

6 Orchard Lane

Application No. 2004-92-V

Karen Karlson

R-3 Zone

The applicant proposes to install a 14' X 28' in-ground swimming pool in the rear yard of a single-family residence. Violations of Section 16-89(a)(8)(i) – Maximum pool area (10% of rear yard area or 373.8 sq.ft. permitted; 392 sq.ft. (11%) proposed) and Section 16-89(a)(8)(vi) – Minimum pool setback (20' required; 12' proposed; 8' variance requested).

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5. Variance

Block: 4603; Lot: 13
48 Concord Drive
Application No. 2004-93-V
Steven & Stacey Siegel

R-4 Zone

The applicants propose to construct a 5' 10" X 24' two-story addition and a 15' 5" X 23' 2" one-story addition onto a single-family residence. Violations of Section 16-92(c)4 - Minimum rear yard setback (35' required; 26.7' proposed; 8.3' variance requested).

6. Use Variance

Block: 6001; Lot: 2
Eisenhower Parkway & South Orange Avenue
Application No. 2004-16-V
Omnipoint Communications, Inc.

R-L Zone

The applicant proposes to install wireless communications antennae on an existing electric power transmission tower. Violation of Section 16-85(3)(a)(i) - Maximum antenna height.

7. Use Variance

Block: 6300; Lot: 1
266 South Orange Avenue
Application No. 2004-71-V
Livingston Service Center LLC t/a Academy Exxon

B-1 Zone

The applicant proposes to convert a portion of an existing service station for use as a convenience store. Violation of Section 16-85(c)6 - Convenience store at Gasoline Filling Station not permitted.

8. Adoption of Resolutions

Joseph J. Roberts, P.P.
Clerk, Zoning Board of Adjustment